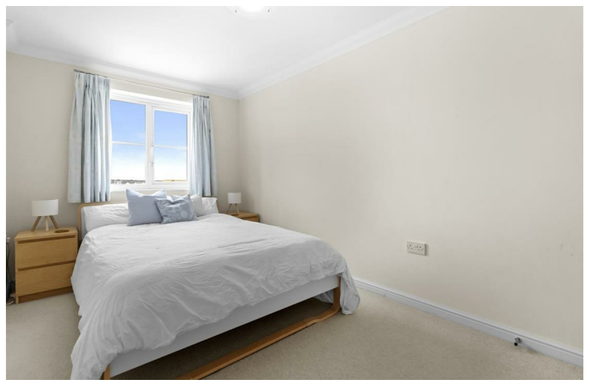
17 Chatham Court,
28 Chatham Green,
Eastbourne, BN23 5PY

Leasehold - Share of Freehold

£450,000



3 Bedroom | 1 Reception | 3 Bathroom

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

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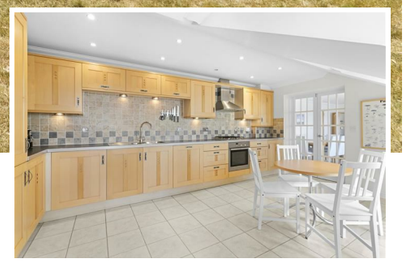

17 Chatham Court, 28 Chatham Green, Eastbourne, BN23 5PY

A beautifully presented 3 bedroom penthouse apartment forming part of the exclusive Fishermans Village development on the Sovereign Harbour. Situated directly on the beachfront and benefitting from stunning beach and sea views the apartment provides spacious and well proportioned accommodation throughout. Benefits include a wonderful fully fitted kitchen/breakfast room with integrated appliances, spacious lounge/dining room with access to the sun balcony. All 3 bedrooms are double bedrooms with the particularly impressive master suite having an en-suite bathroom/WC, 2 further luxury shower rooms, double glazing, gas central heating and 2 allocated parking spaces. The apartment is being sold CHAIN FREE and an internal inspection comes very highly recommended.

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Leasehold - Share of Freehold

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Main Features

- Stunning Beachfront Penthouse Apartment With Panoramic Sea & Coastline Views
- Spacious & Beautifully Presented Throughout
- 3 Generous Double Bedrooms
- Impressive Master Suite With En-Suite Bath & Shower Room/WC
- 2 Luxury Shower Room/WC
- Bright Lounge/Dining Room Opening Onto The Sun Balcony
- Spacious Fitted Kitchen/Breakfast Room With Integrated Appliances
- 2 Allocated Parking Spaces
- Gas Central Heating & Double Glazing
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to top floor private entrance door to -

Spacious L-Shaped Hallway
Radiator. Coved ceiling. Loft access (not inspected). Airing cupboard housing hot water cylinder. Fitted cupboard with hanging rail. Entryphone handset.

Lounge/Dining Room
21'4 x 19'7 (6.50m x 5.97m)
Stunning room with glorious uninterrupted view of the beach and sea from the sun balcony. Radiator. Coved ceiling. Wall lights. Television point. Double glazed window and French doors to balcony.

Sun Balcony
The sun balcony provides stunning uninterrupted views of the beach and sea.

Fitted Kitchen/Breakfast Room
Extensive range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob with stainless steel extractor cookerhood. Electric oven. Integrated washer/dryer, dishwasher and fridge/freezer. Part tiled walls. Tiled floor. Radiator. Inset spotlights. Under unit lighting. Cupboard housing gas boiler. 2 built-in cupboards. 2 Double glazed windows with glorious sea views.

Bedroom 1
17'0 x 13'0 (5.18m x 3.96m)
Radiator. Coved ceiling. Range of fitted wardrobes. Loft access (not inspected). 2 Double glazed windows. Door to -

En-Suite Bath & Shower Room/WC
White suite comprising panelled bath with chrome mixer tap and handheld shower attachment. Vanity unit with inset wash hand basin, mixer tap and cupboard under. Low level WC with concealed cistern. Fitted wall unit. Tiled floor and walls. Shaver point. Extractor fan. Inset spotlights. Chrome heated towel rail.

Bedroom 2
10'8 x 9'9 (3.25m x 2.97m)
Radiator. Coved ceiling. Fitted double wardrobe. Double glazed window with wonderful far reaching views over Eastbourne.

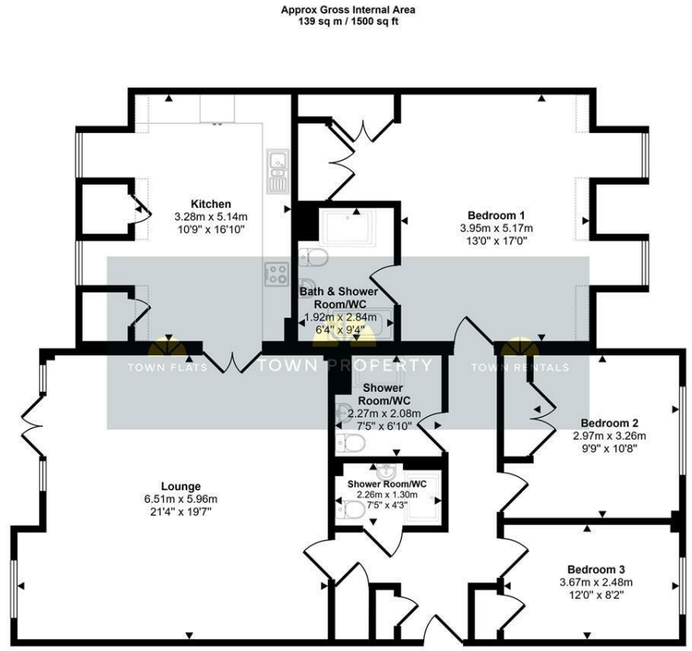
Bedroom 3
12'0 x 8'2 (3.66m x 2.49m)
Radiator. Coved ceiling. Fitted double wardrobe. Double glazed window with wonderful far reaching views over Eastbourne.

Modern Shower Room/WC
White suite comprising shower cubicle. Pedestal wash hand basin with mixer tap. Low level WC with concealed cistern and cupboards. Tiled floor and walls. Chrome heated towel rail. Inset spotlights. Extractor fan.

Modern Shower Room/WC
White suite comprising shower cubicle. Pedestal wash hand basin with mixer tap. Low level WC with concealed cistern and cupboard under. Tiled floor and walls. Chrome heated towel rail. Inset spotlights. Extractor fan.

Parking
There is an allocated parking space and a further allocated parking space within a car port.

Council Tax Band= F



THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £100 per annum
Maintenance: £3464 per annum
Lease: 999 years from 2005. We have been advised of the lease term, we have not seen the lease

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.